

FILED

AUG 19 2016

David H. Yamashita, Clerk of the Superior Court
County of Santa Clara, California

By: J. CAO NGUYEN

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Attorneys for Joan MacDonald, Petitioner

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA
IN AND FOR THE COUNTY OF SANTA CLARA

JOAN MACDONALD,

Petitioner

vs.

LORRIE BREWER, the City Clerk and
Election Official of the City of Mountain
View, in her official capacity as Clerk of the
City of Mountain View, and DOES I through
V,

Respondents.

MONIQUE KANE, AYINDE RUDOLPH,
LENNY SIEGEL, EVAN ORTIZ, THE REV.
MICHAEL LOVE, and DOES VI through X,

Real Parties in Interest.

Case No.:

16CV29877-8

~~[PROPOSED]~~ ORDER GRANTING
PETITION FOR WRIT OF MANDATE

(Cal. Elections Code §§9295, 13314, and
13315; Cal. Code of Civil Procedure §1085)

**Priority over other civil matters required by
Elections Code § 13314(a)(3)**

GOOD CAUSE APPEARING from the verified petition for writ of mandate,
memorandum of points and authorities and all other evidence on file in this matter, as well as the
arguments of counsel, if any, at the hearing held before this court, and based upon all parties'
having stipulated to same:

~~[PROPOSED]~~ ORDER FOR PEREMPTORY WRIT OF MANDATE

1 IT IS ORDERED THAT the petition for writ of mandate is GRANTED and that a Writ of
2 Mandate shall issue under the seal of this Court directed to Respondent BREWER, commanding
3 her to accept the amended Argument in Favor of Measure V (contained in Attachment A
4 attached hereto and incorporated by reference), and to transmit same to the Registrar of Voters
5 for the County of Santa Clara before September 2, 2016, in time for its inclusion in the ballot
6 pamphlet prepared for the election to be conducted on November 8, 2016.
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9 Dated: 8/19/16


10 Honorable THEODORE ZAYNER
11 Judge of the Superior Court
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ATTACHMENT A

AMENDED ARGUMENT IN FAVOR OF MEASURE V

Vote YES on Measure V to protect Mountain View from the biggest threat facing our community: skyrocketing rents. Hard working families are losing their homes. Valued teachers, nurses, and tech employees are leaving Mountain View as rents become unaffordable.

To landlords who keep rents reasonable, thank you! Vote YES on Measure V to stop opportunistic rent increases and unwarranted evictions by others.

Measure V makes housing costs predictable and stable, freeing seniors and others from constant fear of losing their homes. Rents have skyrocketed 54% since 2012. Wages have not kept pace, putting profound stress on our community. As we lose beloved family and community members, we lose Mountain View's quality of life.

Vote YES on Measure V to protect over 14,000 renting households, while being fair to landlords:

- Allows rents to be raised 2 to 5% annually, depending on the rate of inflation (typically 2 to 3%);
- Allows larger rent increases for increased maintenance costs or property taxes or if a landlord skips a year;
- Limits evictions to specific situations (unpaid rent, illegal activity, etc.), preventing evictions just to raise rents;
- Protects families too frightened to report unsafe conditions for fear of retaliatory evictions;
- Exempts all units built after February 1, 1995, as well as all single-family homes, duplexes, condos and in-law units, and all new housing (does not discourage growth);
- Rolls rents back to October 2015 levels;
- Creates an independent Committee to administer and enforce the law, providing flexibility, accountability and transparency;
- Allows the creation of similar protections for mobile home residents.

For many hard working families, Measure V is their last hope to remain a part of our community. Measure V is our chance to protect our community and quality of life.

Join teachers, tech employees, nurses, landlords, retirees, homeowners and the Mountain View Tenants Coalition in voting YES on Measure V.

Vote YES to protect Mountain View's future. Vote YES on Measure V.

Monique Kane
Landlord, former director of Mountain View's CHAC
Ayindé Rudolph
Superintendent of the Mountain View Whisman School District
Lenny Siegel
Homeowner, Mountain View City Council member
Michael Love
Pastor of Mountain View's Trinity United Methodist Church
Evan Ortiz
Mountain View Human Relations Commissioner (title for identification purposes only)